

TOWN OF ARLINGTON

MINUTES OF THE MEETING OF THE PERMANENT TOWN BUILDING COMMITTEE

TUESDAY, OCTOBER 7, 2014

Location: Town Hall

Present: John Cole – Chairman
Allen Reedy
Adam Chapdelaine
Mark Miano
Robert Jefferson
John Maher

Guests: E. Ammondson
Jeff Shaw

Absent: Bill Hayner
Suzanne Robinson
Michael Boujoulian

The Committee Chairman John Cole called the meeting to order at 7:30 PM.

CENTRAL FIRE STATION

D&S updated the Committee regarding the apparatus slab. The contractor was authorized to remove a larger section of the topping slab following the previous PTBC meeting. The existing slab is actually comprised of a very rough and uneven structural slab, a middle layer of concrete topping that establishes the slope and a 1.5” thick upper topping called “Magnesite”. The contractor was concerned that this final topping layer contained asbestos filler but after testing on Monday it was confirmed that it did not. The structural engineer has reviewed the conditions and recommends replacement of both topping slabs. The new topping slab would be a minimum of 2” at the thinnest areas but the maximum thickness cannot be too thick as to put more weight on the structure below. This may cause the new work to be almost flat and only locally sloped around drains. The engineer does not recommend installing a topping slab over the existing topping slabs as this would quickly deteriorate, and it would add significant weight to the structure. D&S estimates the recommended work may cost \$20 to \$25k. PTBC voted unanimously on a motion by Chapdelaine, seconded by Jefferson, to authorize the contractor to remove the topping slab on T&M not to exceed \$15,000 and to request a proposal for the installation of the new topping slab.

PTBC reviewed the updated project budget. The Committee on a motion by Chapdelaine, seconded by Jefferson, unanimously voted to approve Change Order #10 in the amount of \$2,677.94.

PTBC continued discussion from the previous meeting of the potential delay in the project due to the unsuitable soils. D&S believes that this work did impact the project schedule but possibly by 1-2 weeks not 4 weeks as the contractor claims. The contractor has been adamant that they see nothing in the contract language to prevent them from being compensated. R. Jefferson added that all project site meetings included a discussion on the impact to the schedule with GC claiming no impact. John Maher will follow up with Town Counsel regarding the legal question.

Mark Miano provided a quote from a masonry-and-waterproofing contractor for the sealer in the approximate amount of \$25,000. This work would require being advertised to comply with public bidding requirements. The PTBC discussed pursuing this work in the spring or just after the project is complete.

COMMUNITY SAFETY BUILDING

Phase 2.

The Committee reviewed the September 18, 2014 letter from Alumicor regarding the leaks on the west curtain wall. Mr. Chapdelaine asked Mr. Ammondson to provide his recommendations regarding the proposed action in an email to be forwarded to WES. The PTBC requested the SGH be on site during the curtain wall repairs to inspect the perimeter flashing.

Phase 3.

LEED certification. Mr. Ammondson summarized the status of the ten items in S. Robinson's October 1, 2014, email:

Quantity of additional occupancy controls beyond code requirements (EA c. 1.2 1 pt).

Approximately 60. Items a and b combined are estimated at \$38,000.

Quantity of daylight sensors (EA c. 1.2, 2pts). Approximately 30. Items a and b combined are estimated at \$38, 000

Additional cost of VAV system in Administrative area (EQ c.7, 2 pts). Approximately \$43,500.

Additional cost for light fixtures to achieve 35% lighting power density reduction (EA c.1.1, 5pts).

Approximately \$66,500. 2 points could be achieved by a 20% power reduction utilizing high efficiency T5 Fluorescent fixtures, approximate cost increase \$32,000.

Cost increase for Greenguard and/or FSC certified wood for new furniture (EQ c.4.5 and MR c.7, 1-2 pts). There is no cost increase.

Police inventory of all current equipment and appliances for Energy Star compliance (EA c1.4, 1-4 pts).

The APD survey confirmed 11.7% of these items are labeled as Energy Star Compliant.

Although the rest may be Energy Star Compliant and are not labeled as such, it seems unlikely to achieve the required 50% threshold. It was agreed not to pursue this credit.

The Town is to solicit commissioning proposals (EA c.2, 5pts). The Town will proceed with this task prior to completing 50% CD's (end of October).

Recycling content (MR c.1, 1pt). We need Suzanne Robinson to confirm we are eligible for this.

Increase ventilation (EQ c.1, 5-6 pts). Suzanne Robinson to provide an estimate. It was agreed seeking this credit would be a final step only if necessary and if the budget allows.

On a motion by Maher, seconded by Jefferson, the PTBC unanimously voted to direct Ammondson to continue to design the project to seek LEED Silver Certification. Once the cost estimate is prepared, the PTBC may direct Ammondson only to seek LEED certification.

On a motion made by Jefferson, seconded by Reedy, the Minutes of the meetings on September 30th and October 2nd were approved unanimously.

Whereupon a motion was made by Maher, seconded by Reedy to adjourn and it was unanimously voted at 9:10 PM.

Respectfully submitted,

John F. Maher, Clerk Pro Tem